



THIRTLES HOUSE  
CROSS ROAD, SKEYTON. NR10 5AN

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*A delightfully situated semi-rural house with the warmth and comfort of a country cottage.*

North Walsham Station 2.6 Miles | North Walsham 3 Miles |  
Aylsham 5.4 Miles | Norwich Airport 11.8 Miles | Norwich 13.9 Miles  
(All distances approximate)

Reception Hall \* 2 Reception Rooms \* Study/Bedroom 4 \* Kitchen/  
breakfast Room \* Shower Room \* Utility Room \* Pantry  
Principal Bedroom Suite \* 2 Further Double Bedrooms \* Family  
Bathroom \* Integral garage \* Driveway with Parking for Several  
Cars

Delightful Established Gardens and Grounds with Open Views

**In all about 0.47 acre**



**Waveney & Broads**  
ESTATE AGENTS

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## Description

The property is a highly versatile detached house set along a country lane within the rural hamlet of Skeyton. It is perfectly positioned within its plot, surrounded by delightful established gardens. A sweeping gravel driveway with five bar gate leads to the front of the house and integral garage and provides parking for several cars plus a boat or campervan.

The front door opens to an impressive entrance hall with graceful turning staircase to the first floor. The eye is taken through the ground floor with double doors opening to the triple aspect sitting room with a south-facing window at the end overlooking the fields. The sitting room has an open fireplace and sliding doors to the garden room which the vendors use as a charming dining room with French doors opening to the garden, making it a delightful space in the summer. Sliding doors from the garden room lead to the study. This has an independent door to the hall and can be used as bedroom 4 as there is a well-appointed ground floor shower room off the



hall making the space even more versatile. The triple aspect kitchen/ breakfast room forms the heart of the home with a comprehensive range of shaker style units and space for a range cooker. There is also an excellent pantry. The kitchen has a door opening directly onto the rear terrace making it perfect for alfresco dining. Off the kitchen is an excellent utility/boot room with access to the front and back and a door to the integral garage.

The impressive part galleried landing leads to all three double bedrooms. The principal bedroom is to the rear enjoying the delightful rural views and has a dressing area with three fitted wardrobes and an ensuite shower room. The other bedrooms are well-appointed with one having four fitted wardrobes and there is a spacious family bathroom.

The gardens are a real delight and form a wonderful backdrop for the house with the open fields beyond. The vendors have deliberately not fenced the rear boundary so you are pulled into the view. There are sweeping lawns,





interspersed with a wide array of mature specimen trees and shrubs plus two wildlife ponds. In addition, to the side of the house is a more formally landscaped area with paths and a rose arch. There are two patios for alfresco entertaining and a wonderful place to enjoy the wide expanse of the Norfolk skies.

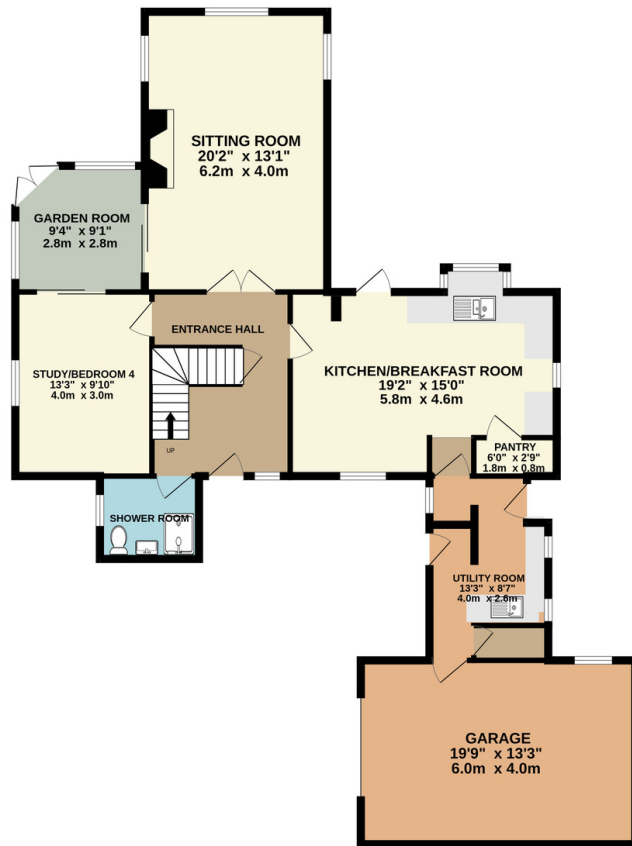
#### LOCATION

The house is located along a country lane within the delightful rural hamlet of Skeyton with the Skeyton Goat Inn, village hall and Norman church. Conveniently located 2.6 miles from North Walsham railway station with links to Norwich, Cromer and Sheringham. The centre of North Walsham is a further 0.4 mile with a range of shops, pubs and restaurants. There is Paston College where Lord Nelson attended plus North Walsham High School. Supermarkets include Waitrose, Sainsburys and Lidl and there is a range of leisure and recreational facilities in and around the town.

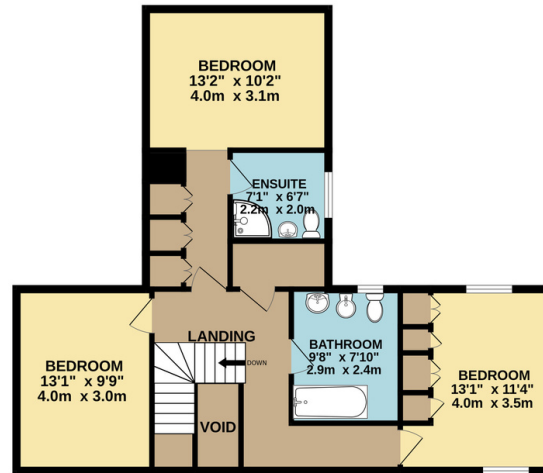


The property is well-placed for the coast at Mundesley and Cromer, the Broads at Wroxham and Coltishall and the 'fine city' of Norwich which is 13.9 miles and steeped in history, charm and character and offers wider links to London, Stansted Airport, Cambridge and the wider country via mainline rail services. Norwich International Airport is 11.8 miles.

**GROUND FLOOR**  
1266 sq.ft. (117.6 sq.m.) approx.



**1ST FLOOR**  
769 sq.ft. (71.5 sq.m.) approx.



#### THIRTLES HOUSE

**TOTAL FLOOR AREA : 2035 sq.ft. (189.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## VIEWINGS

Viewings strictly by prior appointment with the vendors' sole selling agents. Contact Waveney and Broads on 01692 774314.

## SERVICES

Mains water and electricity, Private Drainage via septic tank. (The vendors have informed us it has been tested and is compliant). Oil fired central heating. (Waveney and Broads have not tested any of the services)

#### IMPORTANT NOTICE:

Waveney and Broads and their clients give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Waveney and Broads have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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